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| A close up of a sign  Description automatically generated | | **Board of Zoning Appeals**  **Board of Zoning Appeals Division I (May 6, 2025)**  **Meeting Results** |
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| **Meeting Details** | | |
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| Notice is hereby given that the Metropolitan Board of Zoning Appeals will hold public hearings on: | | |
|  | | |
| **Date:** Tuesday, May 06, 2025 | **Time:** 1:00 PM | |
|  | | |
| **Location:** Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street | | |
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**Business:**

**Adoption of Meeting Minutes**

**Special Requests**

**2025-DV1-014 | 7612 West 93rd Street | WITHDRAWN**  
Pike Township, Council District #1, zoned D-1  
Ronald James Christie II & Asako Christie

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a pole barn within the front yard of West 93rd Street and Fanchon Drive (not permitted).

**\*\*Petitioner to withdraw**

**2025-UV1-007 | 2222 Hillside Avenue | WITHDRAWN**  
Center Township, Council District #8, zoned I-3 / SU-7  
Hillside Industrial IN LP, by Jason P. Lueking

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for I-3 Uses (not permitted).

**\*\*Petitioner to withdraw the request**

**PETITIONS REQUESTING TO BE CONTINUED:**

**1.** **2025-DV1-016 | 3406 Lafayette Road | CONT’D TO 6-3-25 W/O NOTICE**  
Wayne Township, Council District #5, zoned C-3 (FF)  
LK Foodmart Inc., by Joseph Lese

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a convenience store with 15 parking spaces and zero bicycle parking spaces provided (22 vehicle, three bike spaces required), a dumpster located within the front yard of 34th Street (not permitted) and deficient landscaping.

**\*\*Petitioner to request a continuance to the June 3, 2025 hearing of Division I**

**2.** **2025-UV1-006 | 5451 Moller Road | CONT’D TO 6-3-25 W/O NOTICE**  
Pike Township, Council District #5, zoned D-A / D-P  
Maribel Morales Picon, by David E. Dearing

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of two food trucks (prohibited) with a gravel parking area (parking areas must be paved).

\*\*Automatic Continuance filed by a Registered Neighborhood Organization, continuing this to the June 3, 2025 hearing

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

**3.** **2025-DV1-010 | 6901 & 6951 Michigan Road | APPROVED**  
Pike Township, Council District #6, zoned C-4 / C-S  
DPM Michigan Road Self Storage LLC, by J. Murray Clark

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a third freestanding sign along Michigan Road (two permitted).

**4.** **2025-DV1-011 | 6445 North Illinois Street, Town of Meridian Hills | APPROVED**  
Washington Township, Council District #2, zoned D-1  
Joseph & Ellen Hawkins, by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition, including the replacement of an attached garage, resulting in a 12-foot north side yard setback (15 feet required).

**5.** **2025-DV1-012 | 8130 Rockville Road | APPROVED**  
Wayne Township, Council District #17, zoned C-4  
Kroger Limited Partnership I, by Damiane' Handa

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the alteration of an existing freestanding sign requiring compliance with the sign regulations, including being the third freestanding sign along Rockville Road and being within 210 feet of an existing sign to the east (maximum two signs permitted along a frontage, 300 feet of separation required).

**6.** **2025-DV1-013 (Amended) | 1933 West 64th Street | APPROVED**  
Washington Township, Council District #2, zoned D-A  
Ingris Maribel Velasquez Fuentes, by Epifanio Carbajal

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an inground swimming pool resulting in an open space of 67 percent (85 percent required).

**7.** **2025-DV1-015 (Amended) | 909 North Pershing Avenue | APPROVED**  
Wayne Township, Council District #12, zoned D-8  
Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling on an existing foundation (not permitted) with a zero-foot north side yard setback (three-feet required) and a patio and walkway with zero-foot south side yard setback (minor residential features not permitted within two feet of any side lot line).

**8.** **2025-UV1-004 | 3950 Meadows Drive | APPROVED**  
Washington Township, Council District #8, zoned C-4 / DP (TOD)  
Health & Hospital Corporation, by Mark VanderWoude

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an emergency services fleet terminal (not permitted) and construction of a building with a front building line of 19 feet and width encompassing 18 percent of the lot width (maximum 10-foot building line permitted, 80 percent lot width required) with no public entry along Meadows Drive (required) and 16 percent transparency along Meadows Drive (60 percent required).

**9.** **2025-UV1-005 | 2225 East 10th Street | APPROVED**  
Center Township, Council District #13, zoned MU-1  
1800 BLOK LLC, by Paul J. Lambie

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor (not permitted) and two parking spaces provided (five required).

**10.** **2025-DV2-007 | 5734 North New Jersey Street | APPROVED**  
Washington Township, Council District #7, zoned D-4 / D-2  
Jason & Jill Cleveland, by Todd Williams

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached garage with a zero-foot setback from the southern zoning boundary (minimum four feet required) and a 5.25-foot rear yard setback (20 feet required).

**PETITIONS FOR PUBLIC HEARING (Transferred Petitions):**

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**11.** **2025-DV1-005 | 6462 Broadway Street | DENIED**  
Washington Township, Council District #2, zoned D-4 (TOD) (FF)  
Melissa Jackson and Andrew Mehlhop, by Hannah Able

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage addition with a one-foot south side yard setback (four feet required) and a three-foot rear yard setback (five feet required).

**12.** **2025-DV1-008 | 1910 Mansfield Street | APPROVED**  
Center Township, Council District #12, zoned D-5 (W-1)  
Delores Williams Bentley

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for driveway access from Mansfield Street (alley access required).

**13.** **2025-DV1-009 (Amended) | 8415 West Washington Street | CONT’D TO 6-3-25 W/ NOTICE**  
Wayne Township, Council District #17, zoned I-1 / C-3  
Greg & Seth Dotson

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of two buildings, resulting in 20-foot side yard setbacks (30-foot side yard setbacks required).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**14.** **2025-SE1-001 | 2205 North Sherman Drive | CONT’D TO 6-3-25 W/O NOTICE**  
Center Township, Council District #8, zoned I-4  
ABG Property Inc., by Suzanne Baker

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot.

**15.** **2025-DV1-017 | 1421 East Michigan Street | CONT’D TO 6-3-25 W/O NOTICE**  
Center Township, Council District #13, zoned D-8  
Indy Real Estate Consulting LLC, by David and Justin Kingen

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for subdivision of a lot for construction of a duplex resulting in lot widths of 19.98 feet (60-foot lot widths required) and a total lot area of 6,240 square feet (7,200 square feet of lot area required), with a two-foot western side yard setback (five feet required).

**16.** **2025-DV1-019 | 440 & 450 Elanco Circle SPLIT BALLOT: PARKING - APPROVED | FENCING - APPROVED**  
Center Township, Council District #18, zoned CBD-S (RC) (TOD)  
Indy Animal Property LLC, by Tyler Ochs

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for location of an eight-foot tall decorative perimeter fence (maximum fence height of 3.5-feet permitted within front yards) and a parking garage with 21 8.5-foot by 18-foot, 153 square-foot parking spaces (minimum 9’x18’, 180 square foot parking spaces required).

**17.** **2025-DV1-020 | 1506 & 1510 Dunlap Avenue | APPROVED**  
Wayne Township, Council District #17, zoned D-5  
Elore Alom LLC, by Matthew Peyton

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family detached house on each lot, each with a front-loaded garage representing 56.4 percent of the façade width (prohibited).

**18.** **2025-DV1-018 | 510 Kessler Boulevard West Drive | APPROVED**  
Washington Township, Council District #2, zoned D-1  
Diana Steinhoff, by Andrew Wert

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 60-foot wide parking area within the front yard, including a second driveway access to Kessler Boulevard West Drive (maximum parking area width of 30 feet permitted, two driveway connections along one frontage not permitted).

**Additional Business:**

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov), before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.